

(6) Area, Gross—The size of a tract of land including ALL DEVELOPABLE LAND, all trafficways and other non-developable easements within it, ~~and one-half of any non-developable easement abutting it~~ EXCLUDING AREAS FOR COUNTY SCHOOLS, AND COUNTY AND REGIONAL PARKS AND HIGHWAYS.

(7) Area, Net—The size of a lot without the addition of non-developable tracts within and abutting it.

(8) Arterial—See “Street or Road”.

(9) Building Line—A line drawn parallel to a property line at a distance equal to the minimum depth of the required yard for the district in which the property is located.

(10) Billboards—See “~~Signs~~” “SIGN, ADVERTISING”

(11) Club, Private—A structure or facility owned and/or operated by a corporation or association of persons for social or recreational purposes; but not operated primarily for profit or to render a service which customarily is carried on as a business.

(12) Cluster Development—A residential development which, in lieu of conforming with the lot requirements for the zoning district wherein located, is arranged in accordance with certain deed restrictions and other covenant requirements for communal open space. The gross density of the development shall not exceed the limit provided for the zoning district wherein located.

(13) Commercial Marina—See “Marina, Commercial”.

(14) Communal Open Space—See “Open Space”.

(15) Community Marina—See “Marina, Community”.

(16) Cul-de-sac—See “Streets or Roads”.

(17) Density, Gross—Number of dwelling units per acre of gross area.

(18) Density, Net—Number of dwelling units per acre of net area.

(19) DEVELOPMENT—ANY IMPROVEMENT OF A SITE. THE TERM MAY REFER TO THE IMPROVEMENT ITSELF, OR TO BOTH THE IMPROVEMENT AND THE SITE AS A UNIT (AS IN THE TERM “MULTI-FAMILY DEVELOPMENT”).

(20) Dwelling—Any structure or portion thereof containing at least one dwelling unit.

(21) Dwelling Unit—One or more rooms which are used (or intended to be used) by one or more persons living together or maintaining a common household. Cooking or sanitary facilities in a dwelling unit shall be only for the occupants thereof.

(22) Dwelling, Single Family Detached—A structure containing one dwelling unit and not attached to any other principal structure.